

040.0

0004

0009.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

965,200 / 965,200

USE VALUE:

965,200 / 965,200

ASSESSED:

965,200 / 965,200

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
8-10		BOWDOIN ST, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	CARTER GREGORY M	
Owner 2:	GILLESPIE VALERIE	
Owner 3:		
Street 1:	25 MAYHEW DR	
Street 2:		

Twn/City:	CANDIA
St/Prov:	NH
Postal:	03034

PREVIOUS OWNER	
Owner 1:	CARTER GREGORY M -
Owner 2:	-
Street 1:	9717 N TRACY AVE
Twn/City:	KANSAS CITY

St/Prov:	MO
Postal:	64155

NARRATIVE DESCRIPTION	
This parcel contains .103 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1922, having primarily Vinyl Exterior and 2150 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

PROPERTY FACTORS	
Item	Code
Z	R2
o	TWO FAMIL
n	100
Census:	Exempt
Flood Haz:	
D	
s	
t	

LAND SECTION (First 7 lines only)	
Use Code	Description
104	Two Family
	4500
	Sq. Ft.
	Site
	0

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	4500.000	521,200		444,000	965,200		26938
							GIS Ref
							GIS Ref
							Insp Date
							11/08/18

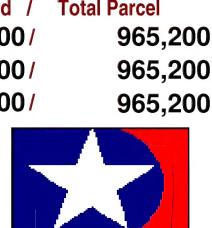
PREVIOUS ASSESSMENT								Parcel ID	040.0-0004-0009.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	521,200	0	4,500.	444,000	965,200		Year end	12/23/2021
2021	104	FV	497,500	0	4,500.	444,000	941,500		Year End Roll	12/10/2020
2020	104	FV	497,600	0	4,500.	444,000	941,600	941,600	Year End Roll	12/18/2019
2019	104	FV	369,700	0	4,500.	471,800	841,500	841,500	Year End Roll	1/3/2019
2018	104	FV	369,700	0	4,500.	344,100	713,800	713,800	Year End Roll	12/20/2017
2017	104	FV	346,500	0	4,500.	299,700	646,200	646,200	Year End Roll	1/3/2017
2016	104	FV	346,500	0	4,500.	255,300	601,800	601,800	Year End	1/4/2016
2015	104	FV	308,400	0	4,500.	249,800	558,200	558,200	Year End Roll	12/11/2014

SALES INFORMATION				TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes		
CARTER GREGORY	70749-364	3/19/2018	Convenience		99	No	No				
ORTOLANO JENNIE	25895-253	12/14/1995			213,000	No	No	Y			

BUILDING PERMITS								ACTIVITY INFORMATION			
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By
11/21/2006	1019	Renovate	10,000			G8	GR FY08	2nd fl of 2 fam in	7/29/2019	Mail Update	MM
4/15/1999	195	Redo Bat	4,000					REMODEL BATH	11/8/2018	MEAS&NOTICE	HS
2/13/1996	28	Manual	1,980					WINDOWS	4/3/2009	Meas/Inspect	345
8/16/1994	415	Manual	6,200					SIDING/REPAIR PORC	11/7/2000	Hearing Chag	264
									3/4/2000	Mailer Sent	
									2/29/2000	Measured	263
									8/18/1993		MF

Sign:	VERIFICATION OF VISIT NOT DATA	/	/																								
Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes

104	Two Family	4500	Sq. Ft.	Site	0	80.	1.23	1													443,999						444,000	
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Patriot

Properties Inc.

USER DEFINED

Prior Id # 1: 26938

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

ASR Map:

Fact Dist:

Reval Dist:

Year:

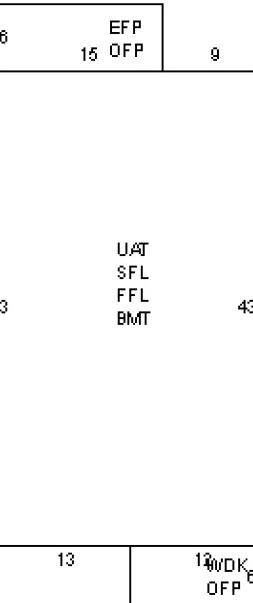
LandReason:

BldReason:

CivilDistrict:

Ratio:

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>						
Type: 13	- Multi-Garden			Full Bath: 1	Rating: Average			A/C SFL ONLY-.										
Sty Ht: 2A	- 2 Sty +Attic			A Bath: 1	Rating: Good													
(Liv) Units: 2	Total: 2			3/4 Bath:	Rating:													
Foundation: 2	- Conc. Block			A 3QBth:	Rating:													
Frame: 1	- Wood			1/2 Bath:	Rating:													
Prime Wall: 4	- Vinyl			A HBth:	Rating:													
Sec Wall:				OthrFix:	Rating:													
Roof Struct: 1	- Gable			<b>OTHER FEATURES</b>														
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Average			1st Res Grid   Desc: Line 1   # Units 1										
Color: BEIGE				A Kits: 1	Rating: Good			Level   FY LR DR D K FR RR BR FB HB L O										
View / Desir:				Frl:	Rating:			Other										
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:			Upper										
Grade: C	- Average			<b>CONDOS INFORMATION</b>				Lvl 2										
Year Blt: 1922	Eff Yr Blt:			Location:				Lvl 1										
Alt LUC:	Alt %:			Total Units:				Lower										
Jurisdict:	Fact: .			Floor:				Totals				RMs: 11	BRs: 4	Baths: 1	HB			
Const Mod:				% Own:														
Lump Sum Adj:				Name:														
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>						
Avg Ht/FL: STD				Phys Cond: GD	- Good			18.	%	Exterior:	No Unit	RMS	BRS	FL				
Prim Int Wal 2	- Plaster			Functional:						Interior:	1	5	2					
Sec Int Wall:				Economic:						Additions:	1	6	2					
Partition: T	- Typical			Special:						Kitchen:								
Prim Floors: 3	- Hardwood			Override:						Baths:	1999							
Sec Floors:				Total:	18.6 %					Plumbing:								
Bsmnt Flr: 12	- Concrete			<b>CALC SUMMARY</b>						Electric:								
Subfloor:				<b>COMPARABLE SALES</b>						Heating:								
Bsmnt Gar:				Basic \$ / SQ: 180.00				Rate	Parcel ID	Typ	Date	Totals						
Electric: 3	- Typical			Size Adj.: 1.13837206								2	11	4				
Insulation: 2	- Typical			Const Adj.: 0.98990101														
Int vs Ext: S				Adj \$ / SQ: 202.838														
Heat Fuel: 2	- Gas			Other Features: 106377														
Heat Type: 3	- Forced H/W			Grade Factor: 1.00														
# Heat Sys: 2				NBHD Inf: 1.00000000														
% Heated: 100	% AC: 50			NBHD Mod:														
Solar HW: NO	Central Vac: NO			LUC Factor: 1.00														
% Com Wal	% Sprinkled			Adj Total: 640239														
				Depreciation: 119084														
				Depreciated Total: 521154														
<b>MOBILE HOME</b>				WtAv\$/SQ:	AvRate:			Ind.Val					<b>PARCEL ID</b> 040.0-0004-0009.0					
Make:					Parcel ID	Typ	Date	Sale Price										
SPEC FEATURES/YARD ITEMS																		
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
2	Frame Shed	D	Y	1	6X10	A	GD	1998	0.00	T	12.6	104						
More: N	Total Yard Items:					Total Special Features:								Total:				



1 6 EFP 15 OFFP 9

43 UAT SFL FFL BMT 43

13 13 WDK 6 OFFP

**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	Basement	1,075	60.850	65,415						
FFL	First Floor	1,075	202.840	218,050						
SFL	Second Floor	1,075	202.840	218,050						
UAT	Upper Attic	269	81.140	21,805						
OFFP	Open Porch	162	26.420	4,279						
EFP	Enclos Porch	90	56.890	5,121						
WDK	Deck	72	15.840	1,140						
Net Sketched Area: 3,818				Total:	533,860					
Size Ad	2150	Gross Area	4624	FinArea	2150					

**SUB AREA DETAIL**

**IMAGE**



**AssessPro Patriot Properties, Inc**